

Appendix E

2004 Housing Element Evaluation Table



Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
Action: Promote equal opportunity in housing. (1.1.1–1.1.4) Timing: On-going Responsibility: Housing & Redevelopment Division, Planning Division	Support the Rental Housing Mediation Task Force (RHMTF), publicize equal opportunity provisions and remedies, pursue enforcement against discrimination in housing.	The City funded the RHMTF program, Fair Housing and Legal Aid Foundation. RHMTF assisted 24,241 individuals (averaging 3,000 per year). 111 fair housing enforcement cases were investigated (averaging 14 per year). Legal Aid provided assistance to 2,412 individuals (averaging 345 per year). Fair housing information continues to be distributed through a variety of media sources. Other services were provided through various local programs and organizations.	Continue 1.1.1 thru 1.1.4, to promote equal opportunity in housing
Action: Provide reasonable accommodation in the application of City zoning laws. (1.1.5) Timing: 2004-2005 Responsibility: Planning Division	Amend the Municipal Code to provide persons with disabilities reasonable accommodation in application of City Zoning laws.	In 2007, the City amended the Municipal Code to incorporate reasonable accommodation provisions for persons with disabilities. The Ordinance ensures that persons with disabilities are provided equal access to housing.	Delete 1.1.5, the objective was achieved

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Support programs and efforts designed to prevent homelessness. (1.2.1–1.2.7)</p> <p>Timing: Ongoing (1.2.1, 1.2.6, 1.2.7), TBD based on private sector interest (1.2.2–1.2.5)</p> <p>Responsibility: Housing & Redevelopment Division, Planning Division</p>	Implement Consolidated Action Plan's Continuum of Care program; seek funding for homeless prevention programs; continue zoning laws that allow overnight RV parking; work with other entities to locate RV parking.	<p>The City implemented its Continuum of Care program for the homeless as established under its Consolidated Plan and annual Action Plans. The City's homeless assistance programs fall into four critical service areas: 1) prevention, 2) emergency shelter, 3) transitional housing, 4) permanent supportive housing. The City annually spent an average of \$271,000 in CDBG funds on social services that fall into the above four categories.</p> <p>A Task Force on Vehicle Dwelling Report was submitted to the City Council in June 2002, recommending the following:</p> <ul style="list-style-type: none"> ▪ Creation of an RV park; ▪ Establishment of the RV Safe Parking Program; and ▪ Development of alternative forms of housing (SRO's). <p>The RV Safe Parking Program was formed and the Municipal Code was amended in 2007 to expand locations where overnight RV parking can occur. The Safe Parking Program provides staff to monitor the program and provide outreach services to clients. The City has participated with the County and other local agencies to promote RV parking areas. The program currently has a total of 55 spaces in Santa Barbara. This program has been effective, as demonstrated by the recent increase of parking spaces in City operated parking lots to 25 in order to accommodate the applicant waiting list.</p>	<p>Continue 1.2.1, 1.2.2, 1.2.3 to assist in the prevention of homelessness</p> <p>Continue 1.2.4 thru 1.2.7 to support the provision of RV parking areas</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
Action: Support and fund expansion of Cacique Shelter programs for the homeless. (1.3.1, 1.3.2) Timing: 2002-2007 Responsibility: Housing & Redevelopment Division	Expand programs to serve approximately 1,500 persons/year. Offer 200 beds/night (Dec-Apr), and 30 beds/night (Apr-Dec).	The City funded the operation of Casa Esperanza (homeless shelter), which served 7,288 individuals (averaging 1,041 per year). Their conditional use permit was revised to expand their bed capacity year-round. They now offer 200 beds/night from December – March and 100 beds/night from April – November.	Continue 1.3.1, 1.3.2 that support and fund Casa Esperanza services and programs
Action: Support agencies and nonprofits effort to provide shelter/services to the homeless. (1.3.3, 1.3.4) Timing: Ongoing Responsibility: Housing & Redevelopment Division	Continue to provide a wide range of service programs and capital projects that serve the needs of the homeless.	The City funded a wide array of housing, human services, community services and capital projects for the homeless through its CDBG/Human Services funding process. A total of \$2,169,703 was granted (averaging \$271,213 per year).	Continue 1.3.3, 1.3.4 to serve needs of the homeless
Action: Increase the supply and variety of transitional housing opportunities. (1.4.1, 1.4.2) Timing: 2002-2007 Responsibility: Housing & Redevelopment Division	Provide 20 new transitional housing units for very-low income formerly homeless; coordinate Consolidated Plan Continuum of Care programs.	<p>The City participates in an annual regional application (different from Plan described in 1.2.1 above), with the County, who is the lead agency responsible for preparing the application for federal (McKinney Act) funds for homeless services that are administered by HUD. Typically, the region receives annual awards of about \$1,000,000 in social services funding plus about \$500,000 in Shelter Plus Care vouchers.</p> <p>For the last two years, the City provided operational funding totaling \$23,000 in CDBG funds to Willbridge, a local nonprofit organization that operates a 12-bed transitional housing program for homeless mentally ill individuals. In addition, RDA provided funds to a transitional housing program that serves 19 individuals.</p>	Continue 1.4.1, 1.4.2 to increase transitional housing opportunities

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Seek to ensure the availability of a range of housing opportunities with an emphasis on low-and moderate-income seniors. (1.5.1–1.5.3, 1.5.5)</p> <p>Timing: 2002-2007</p> <p>Responsibility: Housing & Redevelopment Division</p>	<p>Construct 95 new housing units affordable to low income seniors. Coordinate with private sector to expand senior housing (over 100+ affordable housing units). Continue to work with the Ombudsman's Program and Area Agency on Aging.</p>	<p>Construction was completed on an 11-unit senior rental housing project (Laguna Cottages). Additionally, a 95-unit senior rental housing project (St. Vincent's Villa Caridad) was issued a building permit in 2004, with construction completed in 2008.</p> <p>The City also provided funding for rehabilitation of three existing senior housing facilities (SHIFCO, Laguna Cottages and Pilgrim Terrace) for a total of 235 units.</p> <p>The City has provided about \$23,000 annually in operational funding (CDBG funds) to the Long Term Care Ombudsman Program, a nonprofit organization that monitors conditions and investigates complaints in State-licensed residential facilities that provide elderly care.</p> <p>The City continued to support the Long Term Care Ombudsman Program.</p>	<p>Continue 1.5.1, 1.5.2, 1.5.3, 1.5.5 to promote housing opportunities for low- and moderate-income seniors</p>
<p>Action: Seek to ensure the availability of housing opportunities for the low and moderate income disabled population. (1.6.1, 1.6.4)</p> <p>Timing: Ongoing</p> <p>Responsibility: Housing and Redevelopment Division, Planning Division</p>	<p>Construct 50 new units for very-low income disabled persons. Work with community service providers to expand services that include housing through construction or acquisition/rehab.</p>	<p>One project with 62 units was constructed in 2007 for very low-income homeless & mentally disabled persons (El Carrillo). Another project with 39 units reserved for mentally disabled persons (MHA's Building Hope) was issued a building permit in 2006 and construction was completed in 2008.</p>	<p>Continue 1.6.1, 1.6.4 to promote housing opportunities for disabled individuals</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
Action: Increase housing opportunities for disabled persons. (1.6.6–1.6.8) Timing: 2002-2007 Responsibility: Housing & Redevelopment Division	Encourage Housing Authority to continue giving priority status to disabled with greatest housing need. Explore funding of accessibility improvements for units made available to disabled persons eligible for HUD Section 8 certificates.	<p>The City's Housing Authority continues to give priority status on their waiting list to the disabled with the greatest housing need. In addition, the Housing Authority has 100 Section 8 vouchers reserved for disabled persons, known as Mainstream Vouchers.</p> <p>Several HRLP rehabilitation projects include accessibility improvements as part of the scope of work – benefiting an estimated 46 single family homes and 390 multi-family units. The City used State Workforce Housing funds to improve accessibility at the Franklin Center and as part of the new curbs, gutters and sidewalks on Punta Gorda Street.</p> <p>The City worked hard to extend affordability controls on all projects with expiring covenants.</p>	<p>Continue 1.6.6, to encourage priority status to disabled persons</p> <p>Continue 1.6.7, to provide funding for accessibility improvements</p> <p>Continue 1.6.8 to increase housing opportunities to disabled individuals</p>
Action: Strongly encourage accessibility for the disabled in new units and units to be rehabilitated. (1.7.1, 1.7.3) Timing: Ongoing Responsibility: Planning Division, Building & Safety Division	Continue review of residential development plans for accessibility. Adhere to the Fair Housing Accessibility Guidelines.	<p>The City continues to review accessible dwelling units as required by State and Federal Accessibility laws.</p> <p>City staff continues to provide guidance to builders, as needed, to ensure compliance with Federal and State accessibility laws.</p>	<p>Continue 1.7.1 and 1.7.3, as required by State and Federal Accessibility laws</p> <p>Continue 1.7.2 to encourage accessible units</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Support the creation of new programs to help the disabled secure accessible housing. (1.8.1–1.8.3)</p> <p>Timing: TBD</p> <p>Responsibility: Housing & Redevelopment Division, Planning Division, Building & Safety Division</p>	<p>Increase programs and units for disabled by implementing policies that give incentives for disabled accessible units, seeking funds to create technical assistance programs for builders that construct or convert housing for disabled, and seeking funds for case managers to support disabled in independent living situations.</p>	<p>To provide incentives as well as remove constraints, the Municipal Code has been amended to allow modifications to any zoning standard when necessary to make an existing residential unit accessible to persons with disabilities. The City has provided funds annually to the Independent Resource Center (totaling \$129,000), where caseworkers help disabled persons live independently. The City's Housing Authority and PathPoint (a local social service provider) secured mental health services funding from the County for two full-time on-site caseworkers at the El Carrillo project. For another City-funded housing project, funding for on-site caseworkers is being sought.</p> <p>Implementation Strategy 1.8.2 to create technical assistance programs for builders was not undertaken due to staffing and funding constraints.</p>	<p>Continue 1.8.1, 1.8.2, 1.8.3 to help in obtaining accessible housing for the disabled</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Continue to expand voluntary housing rehabilitation programs. (2.1.1, 2.1.2, 2.1.4, 2.1.5, 2.1.7)</p> <p>Timing: 2002-2007</p> <p>Responsibility: Housing and Redevelopment Division</p>	<p>Fund approximately \$5.7 million to rehabilitate 37 single family and 54 multi-family units, including 42 very low, 42 low and seven moderate-income households.</p>	<p>City funds totaling \$9.27 million were committed to rehabilitate 61 single family units and 450 multi-family units for low-income households under the City's Housing Rehabilitation Loan Program (HRLP).</p> <p>Considerable outreach was conducted for HRLP in the form of newspaper advertisements, spots on community access television, water bill inserts, and direct mailings and flyer distribution in targeted neighborhoods. Staff also provided information about HRLP to the Social Security Administration, Veteran's Administration, Rehabilitation Institute, various senior expos and resource directories, and numerous local nonprofits. Complete information on HRLP is readily accessible on the City's website.</p> <p>Staff also worked closely with the City's inter- departmental Neighborhood Improvement Task Force that conducted neighborhood surveys and devised strategies to improve neighborhoods in need.</p>	<p>Continue 2.1.1, 2.1.4, 2.1.7 to provide rehab loans</p> <p>Continue 2.1.2 to provide outreach</p> <p>Continue 2.1.5 to work with Neighborhood Improvement Task Force</p>
<p>Action: Review and Evaluate the objectives of the HRLP for consistency with the 2003 Housing Element goals. (2.1.3)</p> <p>Timing: Ongoing</p> <p>Responsibility: Housing & Redevelopment Division</p>	<p>Evaluate the program and make adjustments through the budget process.</p>	<p>In reviewing and evaluating HRLP, a decline was noted in the number of applicants residing in single family homes, and an increase was noted in the number of applicants owning affordable multi-family units. Funding levels remained consistent, but there was a decline in the number of HRLP loans processed. Accordingly, HRLP staff has been reduced from 2.5 persons to 1 person.</p>	<p>Continue 2.1.3, to evaluate HRLP and make adjustments through the budget process</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Protect and preserve existing housing in all parts of the City to the extent feasible under State Law. (2.2.1–2.2.3)</p> <p>Timing: 2004-2006</p> <p>Responsibility: Planning Division</p>	<p>Amend Municipal Code to include a Demolition Review Ordinance to protect historic residential resources.</p> <p>Amend Municipal Code to prohibit hotel development in residential zones. Amend Municipal Code to provide tenant protection in connection with demolition of rental units.</p>	<p>A Demolition Review Ordinance was adopted in 2004. A Tenant Displacement Assistance Ordinance was adopted in 2006 to provide tenant protection measures to residents displaced by demolition, renovation, or conversion of their rental unit.</p> <p>Amendments to the Municipal Code that would prohibit hotel development west of Downtown and in the Lower Westside neighborhood, except in the Coastal Zone were not undertaken due to other high priority workload items and staffing constraints. In addition, such amendments are not expected to generate much housing</p>	<p>Delete 2.2.1 and 2.2.3, ordinances related to demolition and tenant displacement have been prepared and implemented</p> <p>Delete 2.2.2, amendments are not expected to provide much benefit to housing production</p>
<p>Action: Research legal ways to preserve rental units and allow the removal of substandard housing. (2.2.4, 2.2.5)</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning Division, Building & Safety Division</p>	<p>Research legal and feasible ways to regulate projects which propose to demolish rental units and re-build condominiums.</p> <p>Continue to allow the appropriate demolition of substandard housing.</p>	<p>In 2007, amendments to the Condominium Conversion Ordinance were explored with the City's Housing Policy Steering Committee to address the demolition of rentals and re-building of condominiums, however due to legal concerns and staffing constraints, amendments to the ordinance were not undertaken.</p> <p>The City continues to allow the demolition of substandard housing so long as it adheres to all applicable codes.</p>	<p>Delete 2.2.4, superseded by Housing Element Policy H13, which would provide incentives to encourage the production of rental units</p> <p>Continue 2.2.5 to allow appropriate demolition of substandard housing</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Encourage residential property owners to improve the conditions of their properties to a level that exceeds the minimum standards of the Uniform Building Code and the Uniform Housing Code. (2.3.1–2.3.4, 2.3.8)</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning Division, Building & Safety Division</p>	<p>Continue to focus enforcement efforts on substandard housing. Look for opportunities to acquire larger, substandard apartment complexes. Continue to provide bilingual ombudsperson for tenants in substandard housing. Continue to require Zoning Information Reports (ZIR), approximately 1,000 ZIRs and 400 enforcement cases per year.</p>	<p>The City continues its enforcement efforts on substandard housing through a multi-department team, which conduct inspections and generate reports that are used by the City Attorney's Office to bring properties into compliance with applicable codes. Approximately, 400 enforcement cases are processed on an annual basis.</p> <p>Bilingual staff that assist with tenant complaints and issues are available in most City Departments.</p> <p>The City continues to require ZIRs when dwelling units change ownership. Between 2001 and 2007, the City processed approximately 5,515 ZIRs, an average of 788 ZIRs per year.</p>	<p>Continue 2.3.1, 2.3.2, 2.3.8 to assist in improving the condition of substandard units and/or properties</p> <p>Continue 2.3.3 to assist with housing complaints of non-English speaking tenants</p> <p>Continue 2.3.4 to ensure code compliance</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Preserve structures which are either architecturally significant, historically important or both. (2.4.1, 2.4.2)</p> <p>Timing: Ongoing (2.4.1), TBD (2.4.2)</p> <p>Responsibility: Planning Division</p>	Complete architectural and historic resource surveys for 2-3 neighborhoods in 5 years. Use surveys as tool to identify and protect historic resources.	<p>Two historic resource survey areas were completed during the planning period. Further progress could have been made with additional funds to hire consultants to complete the surveys. Implementation Strategy 2.4.2 has been mostly achieved. Completed surveys served to:</p> <ul style="list-style-type: none"> ▪ To identify landmark and structure of merit worthy buildings and structures. ▪ Assist with environmental review of proposed projects. ▪ Create the Lower Riviera Special Design District in 2006 to protect the bungalow character of this neighborhood. Citywide Historic Districting Plan is proposed and underway. ▪ Assisted in proper planning of public projects, such as the Cabrillo Blvd. Historic Sidewalk Improvement Plan Project and Mission Creek Flood Control Improvement Project. 	Delete 2.4.1, 2.4.2, and move to the proposed PlanSB Historic and Cultural Resources Policies section or Conservation Element.
<p>Action: Maintain the affordability of existing low- and moderate-income dwelling units. (2.5.1, 2.5.2, 2.5.4)</p> <p>Timing: 2002-2007</p> <p>Responsibility: Housing & Redevelopment Division</p>	Preserve the affordability of 180 units, including the recordation of new affordability control covenants on single family units being sold to new buyers.	<p>Expiring covenants in five affordable housing projects with 264 units were extended for time periods ranging from 30 to 99 years. New covenants on single family units totaled 115.</p> <p>The Presidio Park Apartments project has remained affordable. The owner has continued, on an annual basis, the project-based Section 8 contract. The City will continue to monitor whether owner decides to opt out of future Section 8 contracts. The City is aware of its option to purchase the project in 2018 and is considering financing options.</p>	<p>Continue 2.5.1, 2.5.2, to preserve the affordability of units</p> <p>Continue 2.5.4, to ensure that Presidio Park Apartments remain affordable</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/ Modify/ Delete
<p>Action: Improve neighborhood services and infrastructure to support additional infill development. (3.1.1, 3.1.3, 3.1.4)</p> <p>Timing: 2004-2007</p> <p>Responsibility: All City Departments</p>	<p>Develop Neighborhood Improvement Plan and Implementation Program to protect and improve the quality of life. Develop or upgrade public improvements and neighborhood facilities. Provide funding for infrastructure and community improvements.</p>	<p>The City has committed funds to neighborhood capital improvement projects in areas serving low-income residents. Projects include street and pedestrian lighting, new curbs, gutters and sidewalks, park expansions and clean-up, graffiti removal and fencing along railroad tracks. The sidewalk infill program has been funded at approximately \$400,000 per year. Approximately nine lineal miles of missing sidewalk links have been installed since 1999. The program has been successful in making pedestrian access more convenient and accessible.</p> <p>The City Target Area Neighborhood Improvement Program (CTANIP) was formed to help foster communication between the City and low and moderate-income neighborhoods regarding neighborhood concerns. Under this program, the City completed eight projects using CDBG funds totaling \$1,109,375.</p> <p>Additionally, the City's Redevelopment Agency has spent a total of \$57,585,587 on infrastructure and community improvement projects. Also, the City has completed or committed State Workforce Housing Funds totaling \$772,500 for various neighborhood capital improvements.</p> <p>The above activities served to improve neighborhood services and infrastructure and helped support infill development.</p>	<p>Move 3.1.1, 3.1.3, 3.1.4, to encourage additional infill development to the Land Use Element or other appropriate Element</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Programmatically address neighborhood traffic and circulation issues. One neighborhood every two years. (3.1.5, 3.1.6)</p> <p>Timing: 2004-2007</p> <p>Responsibility: Public Works Department, Planning Division</p>	Continue to implement the Neighborhood Traffic Management Program. Implement traffic calming in interior areas of neighborhoods.	The City continues to implement the Neighborhood Traffic Management Program to provide education, enforcement and engineering solutions to address concerns about how traffic affects quality of life on residential streets. The program has been effective in increasing awareness of City resources and successful in developing several traffic-calming and more accessible street crossing projects requested by the community.	Delete 3.1.5, 3.1.6, similar strategies are contained in the Circulation Element 12.1.1, 12.1.2
<p>Action: Protect and preserve the character and quality of life of single family zoned neighborhoods. (3.2.1, 3.2.2)</p> <p>Timing: 2004-2006</p> <p>Responsibility: Planning Division</p>	Amend Municipal Code to update Neighborhood Preservation Ordinance (NPO) and implement means to control “mansionization” in single family zones.	<p>The NPO Update was completed in 2007. The Single Family Design Board (SFDB) was formed; New Single Family Design Guidelines were also adopted to address neighborhood character, quality of life, and residential development issues.</p> <p>New FARs in single family neighborhoods were adopted as ordinance standards in 2007 and maximum size guidelines for homes have discouraged “mansionization” proposals from being submitted. Two-year Post NPO evaluation is currently in progress. Evaluation is expected to confirm that the amendments to the NPO have been effective in:</p> <ul style="list-style-type: none"> ▪ Multi-story home proposals reduced in floor area size. ▪ Second story additions proposed at smaller scale. ▪ Less “big and tall” proposals. ▪ More public input provided at public hearings. ▪ Less appeals being filed. ▪ Good neighbor policies working. 	Delete, 3.2.1 3.2.2 were completed

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/ Modify/ Delete
<p>Action: Ensure new development in or adjacent to residential neighborhoods are compatible in terms of scale, size and design with established neighborhood. (3.3.1–3.3.3)</p> <p>Timing: 2005-2007 (3.3.2), TBD (3.3.1, 3.3.3)</p> <p>Responsibility: Planning Division</p>	<p>Allow small-scale neighborhood serving commercial uses in residential areas. Provide more clear direction to applicants and design review boards regarding size, bulk, scale and neighborhood compatibility findings for new multi-family infill development. Consider allowing increased densities along transit corridors</p>	<p>Currently, neighborhood serving commercial uses are allowed in residential areas with a Conditional Use Permit. As such, not many have been proposed in residential areas of the City. However, Land Use Element Implementation Action LG15.1 of the City's General Plan Update would strengthen policy 3.3.1 by encouraging neighborhood serving commercial uses in residential areas throughout the City.</p> <p>The Multi-Family Design Guidelines have not yet been created. However, compatibility analysis ordinances were adopted in 2008 to allow for additional consideration by the design review boards when reviewing larger/taller commercial and mixed-use projects. Land Use Element Policy LG13 directs the development of Multi-Family guidelines and standards to address size, bulk and scale, unit size, and site planning. Proposed Land Use Element Implementation Action LG6.1 promotes increased densities along transit corridors.</p>	<p>Delete 3.3.1, implementation strategy contained in Circulation Element (13.5.1) and supported by LUE Implementation Action LG15.1</p> <p>Delete 3.3.2, superseded by Land Use Element Policy LG13</p> <p>Delete 3.3.3, increased density along transit and transportation corridors is directed by LUE LG6.1</p>
<p>Action: Pursue all opportunities to construct new housing units that are affordable to low- and moderate-income owners and renters. (4.1.1 – 4.1.6, 4.1.8 – 4.1.11)</p> <p>Timing: 2002-2007</p>	<p>Provide approx. \$13 million to fund construction of approximately 265 units restricted for rental and for sale at affordable rates. 165 of these units to be affordable to very-low income households,</p>	<p>The City and its Redevelopment Agency provided a total of \$38,993,529 to fund the construction of 20 affordable housing projects with 562 units and 1 homeless shelter with 230 beds. Of the 562 units, 33 are for moderate-income persons, and the balance are for low and very-low income persons.</p>	<p>Continue 4.1.1 thru 4.1.6, 4.1.8 thru 4.1.11, to promote housing opportunities for low and moderate-income housing</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
Responsibility: Housing & Redevelopment Division	95 to low income, and seven moderate income.		
Action: Conserve At-Risk units and pursue land banking for future development of affordable income housing. (4.1.7, 4.1.12) Timing: Ongoing Responsibility: Housing & Redevelopment Division, Planning Division	Preserve affordable housing covenants before they expire. Inventory and acquire land owned by County, State, & Federal government, school districts and public utilities for low & moderate-income housing.	Expiring covenants in five affordable housing projects with 264 units were extended for time periods ranging from 30 to 99 years. The City and its Redevelopment Agency provided funds to developers for site acquisition, enabling them to land-bank sites for future development, resulting in five new affordable housing projects with 116 units.	Continue 4.1.7, to preserve affordability covenants Continue 4.1.12, to pursue land banking opportunities

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
Action: Pursue additional new housing opportunities. (4.1.13, 4.1.14) Timing: TBD Responsibility: Planning Division	Pursue housing opportunities by relocating National Guard and Army Reserve facilities, using city owned land or locating housing over private and public parking lots.	<p>The City Council has held discussions related to the relocation of the Nation Guard and Army Reserve facilities, and is currently in active negotiations with both properties.</p> <p>The City funded a consultant to study the feasibility of utilizing existing surface parking lots owned by the City for affordable housing. One such project (Casas Las Granadas) has been constructed and includes 12 affordable rental housing units developed in conjunction with a new parking structure built on the site of an existing surface lot. Another project (MHA's Building Hope, with 51 units) was constructed where the City's Redevelopment Agency transferred ownership of a parking lot in return for an equal number of parking spaces in the new building's parking garage.</p> <p>The City also collaborated with MTD to develop a predominately-residential project in conjunction with a new Transit Center on Public Parking Lot 3. However, due to fiscal restrictions MTD is not able to pursue the project at this time.</p>	<p>Continue 4.1.13, to pursue additional housing opportunities</p> <p>Continue 4.1.14, to encourage locating housing over private and public parking</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Apply for, or support others in applying for, all available public and private funding and financial assistance for affordable housing projects. (4.2.1, 4.2.2, 4.2.6-4.2.12)</p> <p>Timing: 2002-2007</p> <p>Responsibility: Housing and Redevelopment Division</p>	<p>Continue use of RDA tax increment funding. Identify potential SRO projects and assist in obtaining funding. Use CDBG funds for site improvements to assist production of low and moderate housing. Assist developers in applying for state, federal and private funds for affordable housing. Expand loans and grants for predevelopment costs. Designate staff person to pursue Prop. 46 funding. Issue bonds against future RDA Tax Increment Revenues. Implement State & City Density Bonus Programs.</p>	<p>A total of \$29,837,449 in RDA funds was provided to 12 affordable housing projects and one homeless shelter with 230 beds. RDA funds were provided above and beyond the statutory 20% Housing Set-Aside.</p> <p>One SRO project with 62 units was constructed for very low-income nearly homeless persons. Two existing SRO projects (109 units) received rehabilitation grants.</p> <p>CDBG funds were not used specifically for site improvements, due to needs for rehabilitation of existing affordable housing and for support of social services in the community.</p> <p>City staff assisted several developers with their funding applications. The most productive results were with federal programs, such as seven projects (276 units) receiving tax credit awards and one project (95 units) receiving HUD 202 funding.</p> <p>The City successfully used CalHFA HELP funds to establish a revolving loan fund for predevelopment of housing for downtown workers, totaling 163 affordable rental housing units.</p> <p>City staff secured State Workforce Housing Funds totaling \$772,500 for various neighborhood capital improvements. Staff worked with nonprofit developers to consider utilizing other Prop 46 programs, such as MHP, however deep income targeting requirements created difficulties.</p> <p>The City's Redevelopment Agency issued a \$7,000,000 bond against future RDA tax increment revenues to be used for the development of two large projects on the St. Vincent's site</p>	<p>Continue 4.2.1, to use tax increment funds for affordable housing</p> <p>Continue 4.2.2, to encourage SRO projects</p> <p>Continue 4.2.6, to help fund site improvements</p> <p>Continue 4.2.7, to help developers with funding applications</p> <p>Continue 4.2.8, promote grants and loans for predevelopment costs</p> <p>Continue 4.2.9, 4.2.10 to seek State funding for affordable housing</p> <p>Delete 4.2.11, RDA can no longer issue debt</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
		totaling 170 affordable rental housing units. State & City Density Bonus programs were implemented, resulting in 42 new affordable housing units.	Continue 4.2.12, to continue the density bonus programs
Action: Continue support of cooperative conversion projects and encourage affordable housing lending programs. (4.2.3, 4.2.5) Timing: On-going Responsibility: Housing and Redevelopment, Planning Division	Support limited and non-equity cooperatives with funding and technical assistance. Support local financial institution lending programs for affordable housing.	No cooperative conversion opportunities arose during the reporting period, as local developers of affordable housing have not pursued this form of ownership. The City supports the participation of local financial institutions in developing affordable housing in Santa Barbara. Nearly all of the 20 affordable rental housing projects funded involved local financial institution participation.	Continue 4.2.3, to support cooperative conversion projects Continue 4.2.5, to encourage the participation of local financial institutions
Action: Support tenant purchase of mobile home parks. (4.2.4) Timing: TBD Responsibility: Planning Division	Identify and support projects in applying for funding for tenant purchase of mobile home parks.	No opportunities arose for tenant acquisition of mobile home parks during the reporting period.	Delete 4.2.4, state funding for this purpose no longer exists

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Promote housing on vacant infill sites and redevelopment of opportunity sites in commercial and residential zones with priority for commercial mixed-use development.</p> <p>Timing: 2003-2007 (4.3.6), Ongoing (4.3.1 – 4.3.3)</p> <p>Responsibility: Planning Division</p>	<p>Offer and encourage predevelopment consultations, property profile services, train staff to encourage residential infill opportunities and mixed use in commercial zones. (54 units/year) Develop zoning standards for live/work developments in commercial zones.</p>	<p>The City continues to offer predevelopment consultations, either through early meetings with City staff or through the more formal Pre-Application Review Team (PRT) process. All subdivision and condominium projects are required to go through the PRT process. Property profiles are also prepared upon request. The City continues to encourage residential in-fill and mixed-used project in commercial zones. Approximately 27 mixed-use projects, resulting in 172 residential units were issued building permits or constructed.</p> <p>Development standards for live/work projects in commercials have not yet been created. However, Land Use Element Policy LG10 supports the provision of live/work opportunities throughout the City and directs the creation of a live/work land use category.</p>	<p>Continue 4.3.1, 4.3.2, 4.3.3, to promote in-fill and mixed-use development</p> <p>Delete 4.3.6, superseded by Land Use Element Policy LG10 which promotes live/work opportunities</p>
<p>Action: Continue efforts to encourage and facilitate mixed use and residential developments in commercial zones. (4.3.4, 4.3.5)</p> <p>Timing: TBD</p> <p>Responsibility: Planning Division, Building & Safety Division</p>	<p>Research ways to meet UBC requirements for mixed use projects. Study possible reuse of existing nonresidential buildings for housing.</p>	<p>2007 California Building Code expanded opportunities for mixed-use projects, and live/work situations.</p>	<p>Delete 4.3.4, all applicable UBC requirements are applied as required</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Increase development of small, rental units and units affordable to middle income households. (4.4.1-4.4.3)</p> <p>Timing: 2004-2006</p> <p>Responsibility: Planning Division</p>	<p>Review and evaluate development standards in R-3/R-4 and commercial zones to reduce minimum unit size, establish minimum densities, increase densities for smaller, rental units, change variable density provisions to discourage large, high-end units, and develop incentives for “rental combination units”. Consider adopting an inclusionary housing program to meet the housing needs of those not served by the RDA. Develop zoning standards to encourage SRO and/or Efficiency Units. (54 units/year)</p>	<p>Land Use Element Implementation Action LG6.1 and Housing Element Implementation Actions H11.1 and H11.4 would establish standards for average unit sizes, establish residential density standards for multi-family and commercial zones to encourage smaller units, revise existing variable residential density standards to increase affordable and rental housing, and Housing Element Implementation Action H11.2 would provide rental housing incentives.</p> <p>The Inclusionary Housing Ordinance (IHO) to assist with the production of affordable housing was adopted in 2004. Four units affordable to middle income households were constructed between 2004 and 2007. Housing Element Implementation Action H11.3 would consider changing inclusionary housing requirements from 15% to 25% to promote additional affordable housing.</p> <p>The Uniform Building Code was amended in 2004 to change size requirements for affordable efficiency units from 400 sf to 220 sf. In addition, 81 SRO units at the Faulding Hotel were rehabilitated with new electrical service and windows. In 2006, a 61 efficiency unit development (El Carrillo) was constructed to serve downtown workers and the near homeless. Land Use Element Implementation Action LG6.1 promotes the provision of affordable housing, including SROs.</p>	<p>Delete 4.4.1, superseded by proposed Implementation Actions LG6.1, H11.1, H11.2, H11.4</p> <p>Delete 4.4.2, the IHO was adopted in 2004. Housing Element Implementation Action H11.3 considers changes to the IHO</p> <p>Continue 4.4.3, to encourage SRO units</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
Action: Continue mixed use development. (4.4.4) Timing: Ongoing Responsibility: Planning Division	Identify and pursue new strategies to encourage the development of mixed-use projects. (54 units/year)	Approximately 20 mixed-use developments, totaling 172 residential units were issued building permits or constructed. There are currently, 27 pending mixed-use projects, which when approved and constructed would add approximately 454 housing units. Land Use Element Policy LG4 and Implementation Action LG4.4 encourage a mix of land uses to promote the development of housing.	Delete 4.4.4, same strategy contained in Circulation Element 13.3.2 and superseded by LUE Policy LG4, and Implementation Action LG4.4
Action: Continue to encourage and facilitate mixed-use development. (4.4.5, 4.4.6, 4.4.7) Timing: TBD Responsibility: Planning Division	Assist in the development of mixed-use projects through land use policies, modified dev. standards, public/private partnerships. Allow residential parking in public parking lots.	<p>The City continues to encourage the development of mixed-use projects. Approximately 20 mixed-use developments, totaling 172 residential units were issued building permits or constructed. Additionally, Land Use Element Implementation Action LG5.1 requires the development of new mixed-use standards or guidelines to promote more affordable housing.</p> <p>The City continues to allow residential parking in public parking lots, on a case-by-case basis.</p>	<p>Delete 4.4.5, same strategy contained in Circulation Element 13.3.3 and superseded by LUE Implementation Action LG5.1</p> <p>Delete 4.4.6, 4.4.7 same strategies contained in Circulation Element 8.5.2, 8.5.3</p>
Action: Promote housing for senior and disabled persons. (4.5.1, 4.5.2) Timing: 2002-2007 Responsibility: Planning Division	Increase housing units affordable to very low-income seniors. Reduce parking requirements for projects containing senior and disabled housing units.	<p>Construction was completed on 11-unit senior rental housing project (Laguna Cottages). A 95-unit senior rental housing project (St. Vincent's Villa Caridad) was issued a building permit in 2004, with construction completed in 2008.</p> <p>The City continues to allow parking incentives for senior and disabled units.</p>	<p>Continue 4.5.1, to promote housing to very-low-income seniors</p> <p>Continue 4.5.2, to promote housing for senior and the</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
			disabled
Action: Promote housing for senior and disabled persons. (4.5.3) Timing: TBD Responsibility: Planning Division	Adopt site and unit design guidelines for senior and disabled units.	This strategy was not completed.	Continue 4.5.3, to encourage housing for senior and the disabled
Action: Encourage energy conservation in new rehabilitated residential developments and mixed use projects. (4.6.1–4.6.3, 4.6.6, 4.6.15, 4.6.16) Timing: 2004-2006 Responsibility: Planning Division, Housing & Redevelopment Division	Encourage use of green building materials by developing a Green Building Program. Hold annual training for staff and design review boards on energy conservation. Establish a Green Building Review Committee, and develop an incentive program for use of green building and energy conservation strategies.	In 2005, the City formed the “Green Team” designed to promote sustainability practices within City Departments. In addition, the City has facilitated the LEED accreditation of numerous staff. Further, the City is partners with the SB Contractor’s Association Built Green Program, which serves to promote green building techniques and practices. As part of the City’s Sustainability Program, various training and workshops have been held with staff and design review boards related to green design and energy conservation. The SB Built Green Program has been adopted as a City standard rating that provides incentives for priority plan check. In addition, homes in excess of 4,000 sf must be designed to achieve a two-star “Built Green” or equivalent rating.	Delete 4.6.1 – 4.6.3, 4.6.6, and move to PlanSB Energy Conservation policies of the proposed Environmental Resources Element Delete 4.6.15, 4.6.16, achieved with the adoption of the “Green Building” Program.

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Increase awareness of energy and resource conservation measures. (4.6.4, 4.6.5, 4.6.9–4.6.14)</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning Division, Building & Safety Division</p>	<p>Update design guidelines. Fund energy efficient improvements for affordable housing. Provide information regarding energy conservation and solar energy design. Distribute the City's Solar Design Guidelines. Implement strategies of the Integrated Waste Management Plan. Support the parade of Green Buildings.</p>	<p>Solar Design Guidelines have been included in the Single Family Residential Design Guidelines to promote energy efficient design and practices.</p> <p>The City continues to fund energy efficiency improvements with several loans and grants made under its Housing Rehabilitation Loan Program, improving energy efficiency in 50 single family homes and 260 multi-family rental units. Additionally, new affordable housing projects receiving City funds all have strong energy efficiency components in terms of design, materials, and fixtures, plus many new projects feature alternative energy sources, such as solar.</p> <p>A standard condition of approval requiring the reuse and recycling of building and construction materials is applied to larger projects.</p> <p>The City makes available at the public counter and public events, informational handouts regarding the City's Solar Energy Guidelines and Solar Recognition Awards Program. Additionally, the Solar Design Guidelines are routinely updated and published for circulation. The City continues to support the parade of Green Buildings.</p>	<p>Delete 4.6.4, 4.6.5, 4.6.9 thru 4.6.14, and to PlanSB Energy Conservation policies of proposed Environmental Resources Element</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Promote a green building conference and encourage energy conservation and retrofit. (4.6.7, 4.6.8))</p> <p>Timing: TBD</p> <p>Responsibility: Planning Division, Building & Safety Division</p>	<p>Co-sponsor a joint conference or symposium on green building materials and practices with other jurisdictions and organizations.</p> <p>Encourage energy conservation and solar retrofits in the existing housing stock.</p>	<p>Jointly sponsored seminars have been held locally on green building materials and practices.</p> <p>In 2006, the City adopted Solar Energy Guidelines and a Solar Recognition Award Program that encourage the installation of solar energy systems and publicly recognizes high-performance, aesthetically designed solar systems.</p> <p>In 2007, 35 Solar Energy Systems Awards were given out in the City.</p> <p>Additionally, the City participates in the Federal Million Solar Roofs Initiative, which has a goal to install solar panels on one million US roofs by 2010. The City is partners with the Community Environmental Council, local solar energy systems installers, and Southern California Edison. Since 2005, approximately 240 systems have been installed, exceeding the City goal of 187 systems.</p>	<p>Continue 4.6.7, 4.6.8, to promote green building practices</p>
<p>Action: Monitor housing development and progress toward achieving housing goals. (4.7.1)</p> <p>Timing: Annually, 2002-2007</p> <p>Responsibility: Planning Division, Housing & Redevelopment Division</p>	<p>Monitor and annually report to City officials and public the number of residential units constructed, converted and demolished.</p>	<p>The City continues to track residential development and provides an annual report documenting the number of housing units (affordable and market rate) constructed, converted and demolished. This report is presented annually to the Planning Commission and City Council and submitted to the State Department of Housing and Community Development.</p>	<p>Continue 4.7.1 to monitor housing development</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
Action: Identify new housing strategies that should be considered in the General Update Process. (4.8.1–4.8.6) Timing: TBD Responsibility: Planning Division	Encourage new ideas and concepts during the General Plan Update to promote additional housing opportunities.	Numerous goals and policies proposed as part of the General Plan Update (PlanSB) recognize the importance of affordable housing. Land Use Element Policy LG1 and Housing Element Policy H11 identifies affordable housing as a priority over all other development. Policy LG6 would allow increased residential development, especially affordable and workforce housing within the designated Mobility Oriented Development Areas. Additionally, proposed Housing Element Implementation Actions H11.1, H11.2, H11.4, H14.2, and H14.3, are intended to establish increased densities in multi-family and commercial zones based on unit size, provide incentives for affordable, workforce, employee, rental and affordable by design units.	Delete, 4.8.1, 4.8.2, 4.8.6, achieved through PlanSB process. Housing Element Implementation Actions H11.1, H11.2, H11.4, H14.2, and H14.3, promote additional housing opportunities.
Action: Expedite affordable housing projects by reducing time and cost associated with development review process. (5.1.1–5.1.7) Timing: 2005-2007, Ongoing (5.1.7) Responsibility: Housing & Redevelopment Division, Planning Division, Building & Safety Division	Give priority to affordable housing projects on development review agendas, provide a staff-level affordable housing facilitator, develop guidelines for small (1-3 units) infill projects and allow review on Consent agenda or administrative approvals, revise policy to allow new apartments to be served by one water meter, and work with Boards &	<p>The City continues to give priority to affordable housing projects on agendas and provides expedited plan checks for affordable housing projects. Between 2001 and 2007, approximately 411 affordable units were permitted. The Housing & Redevelopment Manager or his designee serves as an affordable housing facilitator. The City continues to use the CEQA infill exemption for affordable housing project, as appropriate.</p> <p>In 2005, the City created a Staff Hearing Officer program to improve, simplify and streamline the discretionary review process for smaller projects that do not involve major land use policy considerations. The program has been effective in expediting the permitting process and reducing costs for small in-fill projects.</p> <p>Although, the policy has not been revised to allow new apartments to be served by a single water meter, current practice allows a single water meter on a case-by-case basis.</p>	<p>Continue 5.1.1, 5.1.2, 5.1.3, 5.1.7, to promote affordable housing</p> <p>Continue 5.1.4, 5.1.5, to expedite the discretionary review process</p> <p>Modify 5.1.6, to allow single water meter if appropriate</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
	Commissions to expedite review.		
Action: Improve the design review process. (5.2.4) Responsibility: Planning Division Timing: 2005-2007	Adopt Multi-Family Housing Design Guidelines. Address coordination issues between boards and commissions. Give staff authority to grant administrative approvals.	Multi-Family Housing Design Guidelines have not been adopted. However, Housing Element Implementation Action H16.9 and Land Use Element Policy LG13 require the development of such guidelines.	Continue 5.2.4, to develop the Multi-Family Housing Design Guidelines and Standards through the implementation of H16.9 and LG13 directs the development of Multi-Family Residential Guidelines & Standards
Action: Evaluate and Improve the development review process. (5.2.8) Timing: Annually as part of the budget process Responsibility: Land Development Team	On an annual basis, evaluate the current development review process and make recommendations for improvements.	The City continues to evaluate the current development review process and recommend improvements on a regular basis, with input from the Planning Commission, the public and staff.	Continue 5.2.8, to continue review and improvement of the development review process

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
Action: Continue to improve the development review process. (5.2.1–5.2.3, 5.2.5–5.2.7) Timing: TBD Responsibility: Land Development Team	Amend development standards related to parking, open space, setbacks, and noise in order to promote rental and affordable housing.	<p>Development standards were amended to allow flexibility related to parking, setbacks, private outdoor living space, and open space requirements in the R-3/R-4 and commercial zones.</p> <p>The Staff Hearing Officer program gives staff the authority to make discretionary decisions on certain small scale projects.</p> <p>Noise Element exterior standards in commercial areas were not changed to 65 dB(A). However, PlanSB Policy PS10 would require update of the Noise Element to establish 65 dB(A) as the appropriate maximum outdoor noise level for residential land uses.</p>	<p>Continue 5.2.1, 5.2.3, to promote rental and affordable housing</p> <p>Delete 5.2.2, same strategy is contained in Circulation Element 13.2.2</p> <p>Delete 5.2.5, Staff Hearing Officer created</p> <p>Delete 5.2.6 superseded by PlanSB Policy PS10</p>
Action: Review the Secondary Dwelling Unit Ordinance for consistency with housing needs and preservation of neighborhoods. (5.3.1–5.3.3) Timing: TBD Responsibility: Planning Division	Study effectiveness of ordinance in achieving housing needs. Amend the ordinance to provide more flexibility in site planning and affordable by design concepts. Consider a SDU Loan Program.	The Secondary Dwelling Unit Ordinance was not amended. Housing Element Implementation Action H11.16 provides incentives to second units located within transit corridors by reducing or eliminating certain development standards and developing an amnesty program for illegal second units.	Continue 5.3.1, 5.3.2, 5.3.3, to encourage secondary dwelling units

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Continue working with neighboring jurisdictions and private sector to address regional housing issues. (6.1.1–6.1.4, 6.1.7–6.1.11)</p> <p>Timing: Ongoing</p> <p>Responsibility: Planning Division</p>	<p>Participate in Joint Cities/County Affordable Housing Task Group, SBCAG Jobs/Housing Project, Coastal Housing Partnership & Economic Community Project. Explore housing opportunities w/other Cities and County. Coordinate w/County to maintain uniform affordability criteria and MTD to provide public transportation for new housing. Support farmworker housing & affordable workforce housing</p>	<p>Since its inception, the City has participated in the Joint Affordable Housing Task Group, with membership including the County of Santa Barbara and all municipalities of the region (South Coast). Meetings are held quarterly where potential opportunities for coordinating regional housing efforts are discussed.</p> <p>The SBCAG Jobs/Housing Project was completed.</p> <p>The Economic Community Project was completed.</p> <p>The City continues to coordinate with MTD for the provision of public transportation to new housing developments. Supports the County's effort to address special housing needs for farmworkers. Continues to work with groups that support affordable and workforce housing.</p> <p>The City continues to be an active member in the Coastal Housing Partnership, a regional partnership of 50 businesses, nonprofit organizations, and government agencies that provides financial assistance programs and educational services that assist employees in acquiring homes in Santa Barbara and Ventura Counties.</p>	<p>Continue 6.1.1, 6.1.2, 6.1.4, to address regional housing issues</p> <p>Delete, 6.1.3, 6.1.8, the Jobs/Housing Project and Economic Community Project were completed</p> <p>Continue 6.1.7, 6.1.9, 6.1.10, to address regional housing needs</p> <p>Continue 6.1.11, to support Coastal Housing Partnership</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Develop new strategies to coordinate and further collaborate regional planning efforts. (6.1.5, 6.1.6, 6.1.12, 6.1.13)</p> <p>Timing: TBD</p> <p>Responsibility: Planning Division</p>	Consider establishing liaisons between City PC and PCs of other jurisdictions, & host an annual meeting of south coast PCs. Explore ways to expand role of Coastal Housing Partnership. Encourage loans to add small affordable rental units to existing properties	<p>Due to staffing and economic constraints, the City did not achieve implementation strategies 6.1.5, 6.1.6, and 6.1.12.</p> <p>The Housing Trust Fund of Santa Barbara County did not establish a bridge loan program for homeowners seeking to build secondary dwelling units on their property. However, the Housing Trust Fund did provide two bridge loans totaling \$1,200,000 for the construction of 66 affordable dwelling units and committed additional funds for two new projects with 178 affordable units that are in predevelopment.</p>	<p>Continue 6.1.5, 6.1.6, 6.1.12, to coordinate regional housing efforts</p> <p>Continue 6.1.13, to encourage bridge loans</p>
<p>Action: Continue to participate and encourage collaborative inter-jurisdictional housing funding and construction. (6.2.1, 6.2.2, 6.2.4, 6.2.5)</p> <p>Timing: Ongoing</p> <p>Responsibility: Housing & Redevelopment Division, Planning Division</p>	Explore opportunities for joint City/County applications for Federal & State housing funds. Pursue joint projects, including annexations. Encourage Housing Trust Fund & Trust for Public Lands to identify new funding for affordable housing. Encourage City & County Housing Authorities to purchase sites and/or construct affordable housing.	The affordable housing under construction at the St. Vincent's site is an example of inter-jurisdictional housing funding. When the City first got involved with planning the project, the site was located just outside the City limits. During the course of predevelopment, the developer determined for several reasons that it would better serve the project if it were located within the City of Santa Barbara. The City worked to annex the property, and the City and County jointly funded the project. City staff also assists the City of Carpinteria with their affordable homeownership programs.	Continue 6.2.1, 6.2.2, 6.2.4, 6.2.5, to promote inter-jurisdictional collaboration in provide affordable housing

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Develop new regional strategies to fund and construct affordable housing. (6.2.3, 6.2.6, 6.2.7)</p> <p>Timing: TBD</p> <p>Responsibility: Housing & Redevelopment Division, Planning Division</p>	Find opportunities to use City funds & staff for affordable housing projects outside the City. Consider allowing TDR from open space or environ. sensitive areas to urban areas. Consider TDR for residential zones with severe site constraints.	<p>The St Vincent's site was annexed by the City and developed as one of the largest affordable housing projects (170 units) in the City's history. Currently, the City is processing a development application for the Hillside House project site located in the County, and proposed to be annexed to the City as part of the approval. 121 residential units are proposed, including 12 very-low income rentals, 28 low-income rentals, 11 inclusionary middle-income ownership units, and 70 market rate units. The City continues to collaborate with the County Housing Authority and County Planning Department to promote housing opportunities.</p> <p>The City is participating with the County to develop a County TDR ordinance. In addition, Land Use Element Implementation Action LG6.6 directs the development of a program that allows the regional transfer of development rights.</p>	<p>Continue 6.2.3, to promote affordable housing</p> <p>Delete 6.2.6, 6.2.7, superseded by LUE Implementation Action LG 6.6</p>
<p>Action: Provide opportunities for the development of moderate and middle-income housing. (6.3.1–6.3.4)</p> <p>Timing: Ongoing, TBD (6.3.3)</p> <p>Responsibility: Housing & Redevelopment Division, Planning Division, Finance & Administrator's Office</p>	Encourage affordable housing for first time buyers. Improve the Homebuyer's Assistance Program for City employees. Encourage large employers to mitigate housing impacts consistent with CEQA. Hold a Workforce Housing Summit w/public & private decision-makers.	The City strongly encourages affordable housing for first time homebuyers. Affordable ownership units are mostly created by private developers through the City's Bonus Density and Inclusionary Housing programs. Extensive outreach is conducted by the developers and is monitored by City staff. Ample information is also readily accessible on the City's website. The City also maintains a mailing list of interested homebuyers. The City conducts lotteries and reviews buyers' qualifications. During the reporting period, 30 new ownership units were sold in this way and 113 existing ownership units were resold. Of the total 143 ownership units sold, 90-95% were sold to first time homebuyers. Annually, City staff monitors each of the City's 346 ownership units for compliance with the terms of their	Continue 6.3.1, to encourage affordable housing for first time home buyers

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
		<p>affordability covenant, a recorded document covering a period of 45-90 years from the date of purchase.</p> <p>The Employee Mortgage Loan Assistance Program was created in 2001 to assist City employees who qualify as “first-time” homebuyers. The program has assisted 46 employees (loans totaling \$5,342,925) with the purchase of their first home.</p> <p>Although a Workforce Housing Summit was not held, City staff have met individually with all the public and private sector decision-makers identified in the Housing Element.</p> <p>In 2006, Santa Barbara Cottage Hospital, one of the City’s largest employer, was granted City approval to construct 115 units for hospital employees, 81 units are affordable.</p>	<p>Continue 6.3.2, to continue the City’s EMLAP</p> <p>Continue 6.3.3, to working with public/private decision-makers</p> <p>Continue 6.3.4, to encourage large employers to provide employee housing</p>
<p>Action: Actively pursue regional transportation solutions. (6.4.1–6.4.4)</p> <p>Timing: Ongoing</p> <p>Responsibility: Community Development & Public Works Departments</p>	<p>Participate on SBCAG Jobs/Housing Balance Project. Work w/SBCAG to determine transportation needs in tri-county areas. Work with MTD to provide local & regional transportation solutions. Participate in Hwy 101 Implementation Plan to address housing, transportation & land use issues.</p>	<p>The Job/Housing Balance Project was completed.</p> <p>City staff worked with SBCAG to formulate a tri-county survey of travel behavior and needs in order to determine the extent of transportation needs in tri-county areas. Collaborative work with MTD has resulted in the Valley Express Bus that provides service between Santa Barbara, Solvang and Buellton. City staff continues to participate in the Highway 101 Implementation Plan, which is on-going with various freeway expansion efforts. The High Occupancy Vehicle lane, Coastal Express Bus, and On-TRAC are examples of its success.</p>	<p>Delete 6.4.1, strategy completed</p> <p>Continue 6.4.2, 6.4.5, 6.4.5, to pursue regional solutions</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Ensure that developments generating new employment from outside South Coast be in balance with housing resources affordable to the projected new employees. (6.5.5)</p> <p>Timing: 2002-2007</p> <p>Responsibility: Housing & Redevelopment Division, Planning Division</p>	Develop new commercial development Housing Mitigation Ordinance that accommodates economic downturns or high housing vacancy rates.	A new commercial development Housing Mitigation Ordinance has been studied, but not adopted given the complexities of creating an equitable nexus between housing need and a mitigation fee. The City is exploring a citywide fee program to support affordable housing programs, particularly Redevelopment Agency funding, as the RDA draws to a close in 2015.	Delete 6.5.5, other ways of generating affordable housing are being explored
<p>Action: Continue to participate in regional programs and solutions. (6.5.1–6.5.3, 6.5.4)</p> <p>Timing: Ongoing, TBD (6.5.3)</p> <p>Responsibility: Community Development Department</p>	Encourage major employers to provide housing or housing incentives to their employees. Monitor and encourage UCSB to meet their existing and new housing demand. Participate in the UCSB Long Range Development Plan. Encourage SBCC to address their housing needs.	<p>As a major employer, the City of Santa Barbara has granted 46 mortgage assistance loans to City employees buying their first home in the Santa Barbara area. As well, Santa Barbara Cottage Hospital, another large employer, is pursuing the construction of 115 units for hospital employees, 81 of the units to be sold at affordable prices.</p> <p>The City participates in the review of the UCSB Long Range Development Plan on an ongoing basis.</p> <p>The City participated in a joint meeting with the SBCC Board of Trustees and City Council to discuss housing opportunities for City College.</p>	<p>Continue 6.5.1, to encourage large employers provide employee housing</p> <p>Continue 6.5.2, 6.5.3, to review UCSB LRDP to meet housing needs</p> <p>Continue 6.5.4, to address SBCC housing needs</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
<p>Action: Pursue a legislative platform to achieve regional housing solutions in the South Coast. (6.6.1–6.6.4, 6.6.6–6.6.11)</p> <p>Timing: 2002-2007, TBD (6.6.5)</p> <p>Responsibility: City Administrator's Office, Planning Division, Housing & Redevelopment Division</p>	<p>Support Federal & State legislative changes to encourage incentives for rental housing, resolve condominium construction liability, create CEQA exemption for Affordable Housing, expand housing opportunities for the disabled, provide Section 8 Voucher assistance, etc. Pursue a time extension for the RDA's CCRP via state legislation.</p>	<p>The City regularly monitors State and Federal legislation and prepares a platform and strategy for supporting, opposing or amending legislation in order to support the creation of affordable housing in all forms. The City's Legislative Platform supports the following:</p> <ul style="list-style-type: none"> Legislation that would assist in funding affordable housing and associated infrastructure. Federal funding of CDBG and HOME programs, HOPE IV, Section 202, Section 811 for disabled, and McKinney Act homeless assistance grants. Preservation of Section 8 Program funding. <p>The City also monitors and supports efforts to extend the collection of 20% Housing Set-Aside Funds in communities with expiring redevelopment project areas.</p>	<p>Continue 6.6.1 – 6.6.4, 6.6.6 – 6.6.11, to achieve regional housing solutions</p>
<p>Action: Inform the public of housing needs and resources that exist in the community. (7.1.1, 7.1.3, 7.1.5–7.1.7)</p> <p>Timing: Ongoing</p> <p>Responsibility: Housing & Redevelopment Division</p>	<p>Continue to provide public information on housing needs and programs. Use public access TV to provide information. Provide information to developers about need for large affordable rental units. Publicize affordable housing achievements.</p>	<p>The City continues to provide the community with information related to housing and used a variety of media forms to communicate information about affordable housing opportunities, resources and activities. Staff presented reports to City Council, which are repeatedly aired on local public access television, and articles appeared regularly in local newspapers and on news blogs. Readily accessible information also appeared on the City's website. The City received broad public media coverage of completed projects and received several prestigious awards for its projects from state and national organizations.</p>	<p>Continue 7.1.1, 7.1.3, 7.1.5, 7.1.6, 7.1.7 to help inform the public of housing needs and resources</p>

Progress Toward Meeting 2001-2007 Housing Element Goals and Objectives

Policy/Program	Objective (quantified/qualified)	Results/Evaluation	Continue/Modify/Delete
Action: Inform the public of opportunities that exist in the community through forums and publications. (7.2.2, 7.2.3) Timing: Ongoing Responsibility: Housing & Redevelopment Division	Publish a resource guide regarding available housing opportunities & programs. Provide information & technical assistance related to Title 24 regulations compliance.	The City prepared and distributed a guide listing all of the affordable housing managers and developers active in the South Coast region. The City continues to provide information and code requirements related to Title 24 to property owners and developers. Building and Safety staff also conduct pre-case meetings with individuals on a case by case basis.	Continue 7.2..2, 7.2.3, to promote public education
Action: Increase awareness of tax programs for the disabled. (7.2.1) Timing: TBD Responsibility: Housing & Redevelopment Division	Publicize the availability of income tax deductions to persons rehabilitating property for handicapped access.	There appears to be no California income tax deduction program for residential rehabilitation involving handicapped access. The City will continue to inform the public about tax incentive programs that relate to housing, such as those for energy efficiency improvements.	Continue 7.2.1, to provide awareness of tax programs

